099.0	0007	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	872,900 / 872,900
					USE VALUE:	872,900 / 872,900
					ASSESSED:	872,900 / 872,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		YERXA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AHMAD BASEL
Owner 2:	LEBLANC ANNE-MARIE
Owner 3:	
Street 1:	45 YERXA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GAFFEY ELIZABETH M -
Owner 2:	-
Street 1:	45 YERXA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,783 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Vinyl Exterior and 2169 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6783.000	436,500		436,400	872,900
Total Card	0.156	436,500		436,400	872,900
Total Parcel	0.156	436,500		436,400	872,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.44 | /Parcel: 402.4

Legal Description

User Acct 64762

GIS Ref

GIS Ref

Insp Date 11/20/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 099.0-0007-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	436,500	0	6,783.	436,400	872,900	872,900	Year End Roll	12/18/2019
2019	101	FV	323,600	0	6,783.	442,700	766,300	766,300	Year End Roll	1/3/2019
2018	101	FV	323,600	0	6,783.	330,400	654,000	654,000	Year End Roll	12/20/2017
2017	101	FV	323,600	0	6,783.	299,300	622,900	622,900	Year End Roll	1/3/2017
2016	101	FV	323,600	0	6,783.	286,800	610,400	610,400	Year End	1/4/2016
2015	101	FV	310,600	0	6,783.	243,200	553,800	553,800	Year End Roll	12/11/2014
2014	101	FV	310,600	0	6,783.	230,700	541,300	541,300	Year End Roll	12/16/2013
2013	101	FV	310,600	0	6,783.	219,500	530,100	530,100		12/13/2012

!8053!

PRINT

Date	Time
12/10/20	22:38:34

LAST REV

Date	Time
03/09/20	10:40:09
danam	
8053	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAFFEY ELIZABET	72970-350	1	7/23/2019		890,000	No	No		
WALSH ESTELLE M	22071-442		5/28/1992		159,900	No	No		James V Gaffey Jr dod 8/24/2017

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/19/2019	2045	Heat App	16,451	C				
9/3/2003	799	Manual	5,000	C				re-build stairs co
4/7/1998	182	Addition	48,000	C				ADD 12X15+2ND FLOO

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2018	MEAS&NOTICE	CC	Chris C
3/26/2009	Measured	197	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	256	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	64762
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6783		Sq. Ft.	Site		0	70.	0.92	5									436,445						436,400	

Total AC/HA: 0.15572 | Total SF/SM: 6783 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 436,445 | Spl Credit | Total: 436,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	2 - Plaster	10	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13409400
Const Adj.:	1.00789928
Adj $ / SQ:	142.882
Other Features:	101761
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	457545
Depreciation:	21047
Depreciated Total:	436498

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

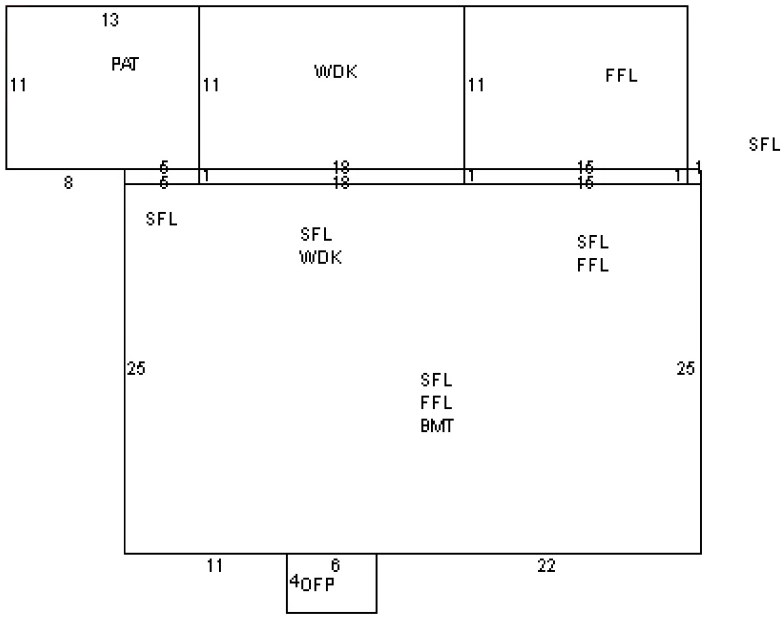
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	142.88
Special Features:	0	Val/Su Net:	123.76
Final Total:	436500	Val/Su SzAd	201.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,155	142.880	165,028
SFL	Second Floor	1,014	142.880	144,882
BMT	Basement	975	42.860	41,793
WDK	Deck	216	10.710	2,314
PAT	Patio	143	4.910	702
OFP	Open Porch	24	44.350	1,064

Net Sketched Area:	3,527			Total:	355,783
Size Ad	2169	Gross Are	3527	FinArea	2169

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

099.0-0007-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	